

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 9, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District
Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers, in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner de la Fe, citing affidavit problems, MOVED THAT THE PUBLIC HEARING ON SE 2003-HM-004, SUNITA SINGH, BE DEFERRED TO JULY 23, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2001-DR-038, FAIRFAX COUNTY PARK AUTHORITY, RZ 2001-DR-013 AND SEA 97-D-038, TRUSTEES OF TEMPLE RODEF SHALOM, TO A DATE CERTAIN OF JULY 23, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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Commissioner Smyth announced her intent to further defer the decisions on the following two Providence District items scheduled for Thursday, July 10, 2003:

- S03-II-F1 - OUT-OF-TURN PLAN AMENDMENT (Merrifield) - D/O to 7/17/03
- RZ-2002-PR-031 - ERNESTO & NILA CASTRO - D/O indefinitely

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RZ 2002-SU-034 - DENNIS O. AND KAREN M. HOGGE

SE 2002-SU-039 - DENNIS O. AND KAREN M. HOGGE (Decisions Only)

(The public hearing on these applications was held on June 25, 2003. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2002-SU-034, SUBJECT TO THE PROFFERS DATED JULY 9, 2003.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners DuBois and Moon abstaining; Commissioners Harsel and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2002-SU-039, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 11, 2003, WITH THE FOLLOWING ADDITION:

ADD THE FOLLOWING LANGUAGE TO CONDITION 5: "PRIOR TO THE APPROVAL OF THE SITE PLAN, AN INTERIM MAINTENANCE AGREEMENT SHALL BE ENTERED INTO WITH THE OWNERS OF THE ADJACENT DRIVE-IN BANK, TAX MAP 54 4 ((5)) 2A PART, FOR THE MAINTENANCE OF WESTVIEW DRIVE. SUCH AGREEMENT SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS VDOT ACCEPTS THE ROAD INTO THE STATE SYSTEM FOR MAINTENANCE."

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners DuBois and Moon abstaining; Commissioners Harsel and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO THE EAST IN FAVOR OF THE TREATMENT DEPICTED ON THE GDP/SE PLAT.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners DuBois and Moon abstaining; Commissioners Harsel and Murphy absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Vice Chairman Byers set the following order for the agenda:

1. SE 2003-SU-011 - KIDS LAND, INC., T/A BUSY KIDS CHILD CARE
2. SEA 88-S-077-4 - ENTERPRISE LEASING CO. D/B/A ENTERPRISE RENT-A-CAR
3. SE 2003-MA-009 - ANNANDALE BOYS' & GIRLS' CLUB

This order was accepted without objection.

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SE 2003-SU-011 - KIDS LAND, INC., T/A BUSY KIDS CHILD CARE - Appl. under Sect. 4-804 of the Zoning Ordinance to permit a child care center and nursery school. Located at 13880 Metrotech Dr. on approx. 40,000 sq. ft. of land zoned C-8 and WS. Tax Map 34-4 ((1)) 16D pt. SULLY DISTRICT. PUBLIC HEARING.

Melinda Phillips, President of Kids Land, Incorporated, reaffirmed the affidavit dated February 26, 2003. There were no disclosures by Commission members.

Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Ms. Phillips had nothing to add to staff's presentation. She concurred with the proposed development conditions and offered to answer questions.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission or closing staff remarks, therefore he closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-SU-011, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JUNE 25, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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SEA 88-S-077-4 - ENTERPRISE LEASING COMPANY D/B/A ENTERPRISE RENT-A-CAR - Appl. under Sect. 4-604 of the Zoning Ordinance to amend SE-88-S-077 previously approved for a service station, quick-service food store, car wash, drive-in banks, fast food

restaurants, increase in building height and hotels to permit vehicle rental establishment. Located within Chantilly Place Shopping Center in the N.E. quadrant of Route 28 and Willard Rd. on approx. 49.53 ac. of land zoned C-6, AN and WS. Tax Map 44-1 ((9)) D1, E2, F2 pt., F3, A pt., B and C. SULLY DISTRICT. PUBLIC HEARING.

Sheri Hoy, a legal assistant with McGuire, Woods, reaffirmed the affidavit dated June 11, 2003. There were no disclosures by Commission members.

Fran Burnszynski, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Ms. Hoy explained that the applicant proposed to add a vehicle leasing operation to an existing business and had met with the Western Fairfax County Citizens Association (WFCCA) to review the application. In response to concerns raised at that meeting, she noted that changes had been made to the development conditions to address vehicle storage and preparation, resulting in a favorable recommendation from WFCCA.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission or closing staff remarks, therefore he closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 88-S-077-4, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 7, 2003, WITH TWO CHANGES:

NUMBER 9: DELETE THE PHRASE "VIOLATORS WILL BE TOWED."

NUMBER 12 WILL READ: "ANY CLEANING AND VACUUMING OF VEHICLES ON THE PROPERTY SHALL BE LIMITED TO SPRAY CLEANING AND VACUUMING. IRRESPECTIVE OF THAT SHOWN ON THE SEA PLAT, SAID ACTIVITIES SHALL OCCUR ONLY BEHIND THE FENCED AREA ON THE EASTERN SIDE OF THE APPLICANT'S OFFICE BUILDING, IMMEDIATELY ADJACENT TO THE DUMPSTER AND EXISTING WATER SPIGOT. SAID ACTIVITIES SHALL NOT IMPEDE THE EXISTING LOADING SPACES, RAMP TO THE SIDEWALK, OR VEHICLE ACCESS TO THE DUMPSTER.

NO MORE THAN ONE CAR SHALL BE CLEANED OR VACUUMED AT A TIME. NO MORE THAN ONE VACUUM SHALL BE USED AT ANY ONE TIME. ONLY 100 PERCENT BIODEGRADABLE, ENVIRONMENTALLY SAFE SOAPS, AS DETERMINED BY THE FDA AND/OR THE USDA, SHALL BE UTILIZED FOR CLEANING RENTAL VEHICLES ON THE PROPERTY."

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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SE 2003-MA-009 - ANNANDALE BOYS' & GIRLS' CLUB, INC., FORMERLY KNOWN AS ANNANDALE BOYS' CLUB, INC. -
Appl. under Sect. 5-604 and 9-618 of the Zoning Ordinance to permit a public benefit association and increase in FAR. Located at 6728 Industrial Rd. on approx. 3.0 ac. of land zoned I-6. Tax Map 80-2 ((7)) G1 and G2. MASON DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Lubeley, Emrich and Terpak, reaffirmed the affidavit dated January 29, 2003. There were no disclosures by Commission members.

Commissioner Hall asked Vice Chairman Byers to ascertain if there were any speakers in the audience for this application. There were none, therefore Vice Chairman Byers waived the presentations by staff and the applicant and closed the public hearing. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-MA-009, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 25, 2003.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

Commsisioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE PERIPHERAL SETBACKS AND LANDSCAPING REQUIREMENTS FOR THE PARKING LOT IN ACCORDANCE WITH THE SETBACKS AND LANDSCAPING DEPICTED ON THE SPECIAL EXCEPTION PLAT.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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The meeting was adjourned at 8:44 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Gloria L. Watkins

Approved on: July 13, 2005

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission